

November 18, 2009

Nicole Steele, Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, SE  
P.O. Box 7000  
Leesburg, VA 20177



**RE: SPEX 2009-0008 – Corpus Christi Parish, SPEX 2009-0012 – Corpus Christi School,  
SPEX 2009-0013 - Corpus Christi Convent  
BCG Project #: 5171-01-001**

Dear Ms. Steele:

Below is our response to the agency referrals received concerning the subject applications:

### **Community Planning**

1. *"Institutional uses such as proposed in this application are envisioned within the Transition Policy Area provided that they are developed at a scale that allows them to blend effectively (visually and spatially) into a rural landscape while serving both the suburban and rural populations. However, large scale institutional uses such as proposed in this application would be better suited on a collector or arterial roadway that could better accommodate the traffic associated with the use. The application materials do not include adequate justification as to the nature, scale and intensity of the use, market area and design characteristics of such a large scale facility on a local road network to support this use in this location. "*

### **Response:**

**The proposed church use will be accessed by future Marrwood Drive, which will ultimately connect U.S. Route 50 (John Mosby Highway) and Route 659 Relocated. As such, the use will be directly served by a network of collector and arterial roadways capable of accommodating its projected traffic in both the initial phase of development and at project build out. In response to this concern, the Applicant has also agreed to limit phase one of the development to a 335 seat facility, the impacts of which can effectively be accommodated by the existing road network per the revised Traffic Impact Analysis (TIA).**

**Build-out of the project will expand the church to a 1,200 seat facility and further include the 200 student school, but will not occur until road improvements achieving the planned network connections to the north are**

**completed by others. Under such conditions, the TIA indicates that the road network will accommodate the traffic generated by the proposed use in addition to the traffic projected to accompany adjoining residential development. By coordinating project build-out with the availability of planned road infrastructure, the proposed use will develop at a scale and intensity consistent with the form and capacity of the surrounding road network.**

2. *“Staff concurs with the Environmental Review Team of Building and Development’s referral dated May 20, 2009 that recommends reforestation be provided along the northern and eastern property lines in addition to the required type 2 buffer yard to help offset this impact.”*

**Response:**

**Pursuant to the requirements of the Revised 1993 Loudoun County Zoning Ordinance, a Type 3 Buffer Yard is provided along a limited segment of the eastern property line. Existing vegetation will be preserved within this required buffer yard, which will be supplemented with hardwood plantings. The Applicant will further retain existing vegetation within a natural buffer area of variable width extending along the remainder of the eastern parcel boundary as well as along the entire length of the northern parcel boundary. At a minimum, the width and quantity of supplemental plantings provided within the natural buffer area will satisfy the requirements of a Type 1 Buffer Yard.**

**The existing vegetation on the site is comprised primarily of red cedars. It is noted that the quality of such trees is highest along the outer edges of the vegetated area, with interior vegetation lacking equivalent aesthetic value. As such, the Applicant believes the installation of hardwood plantings will create superior buffer areas over time, both in terms of effectiveness as a means of integrating the site with the surrounding community and overall appearance. To further promote these objectives, the supplemental plantings may be installed in irregular intervals to replicate and complement the natural form of the buffer areas. A schedule of such plantings will be developed in consultation with the County Arborist at the site plan stage of development.**

**The proposed preservation of existing tree cover within the buffer areas coupled with the installation of supplemental plantings will achieve a dense natural screen along the project boundaries, and further mitigate the loss of vegetation elsewhere on site.**

3. *“Due to the potential for surface water contamination from stormwater runoff, staff recommends that the applicant commit to practices that minimize impacts to site resources and incorporate Low Impact Development techniques, such as permeable pavers, porous concrete, rain gardens, wet ponds, and oil-water separators, sited as close as possible to pollution sources.”*

**Response:**

**The Applicant is willing to explore incorporation of Low Impact Development (LID) techniques into site design to the extent such approaches are feasible and appropriate. At a minimum, bio-retention facilities will be installed in the landscaped islands of the parking lot. The Applicant has coordinated with the owner/developer of the adjoining Marrwood project to size the subdivision's storm water management pond to accommodate storm water run-off from the Parish Campus. As such, it is anticipated that any on-site storm water management facilities will be limited in scope.**

4. *"Staff recommends the use of acoustical treatment for the residential portion of the site to ensure that interior noise levels do not exceed a sound level of 45 db(A)."*

**Response:**

**Acknowledged. The construction of residential components of the proposed use will include acoustical treatment to mitigate airport noise impacts in accordance with the requirements of the Revised 1993 Loudoun County Zoning Ordinance.**

5. *"Staff is unable to fully evaluate this application for compliance with the Plan without specific details on site and building design. Staff recommends that the applicant submit a revised application, including elevations and materials for the buildings, which demonstrates the design elements envisioned for non-residential uses in the Transition Area."*

**Response:**

**Over the past year, the Applicant has worked with members of the Corpus Christi Parish, the Parish priest, architect, and land planner on the layout and design of the proposed Parish campus. The site of the Proposed Parish campus is located on the eastern edge of the Transition Policy Area, just south of the old Arcola Elementary School (now the Boyd School), an existing institutional use.**

**While each proposed building on the SPEX plat is depicted as a generic rectangular or square bounding diagram ("envelope"), the intent for each structure is a much richer and varied design form that will likely include curved shapes and/or overlapping squares or rectangles within the envelope area. Such forms will be designed in a manner that will ultimately relate each of the primary structures – Parish Hall, Parish Church and Parish School – to each other and achieve an integrated architectural identity for the Parish Campus. It is the intent of the design to provide variety and interest in the composition of building shapes rather than provide a series of simple squares or rectangles. Indeed, the Parish Center and the Parish School structures would not follow**

**symmetrical plans, but the Parish Church might appropriately be a more formal plan shape. As a whole, the design of the campus – buildings, parking, open and natural spaces - will be complementary to the surrounding community, facilitating the physical and visual transition intended by adopted policy.**

**The three primary structures proposed on the site each address a specific programmatic element of the overall parish campus, which thus influence their respective designs and physical relationship to each other and the surrounding community. A portion of the Parish Center building will be accommodated in a low structure consisting of one story with administrative, conference and counseling rooms, and spaces for various parish ministries. Another part of the Parish Center will contain a gathering space for social and liturgical activities. While also one story, this space will have a higher overall massing than the administrative component, but will be designed to work in concert with the Parish Center's overall form and not dominate the structure. The height of the Parish Center will also comply with all applicable zoning regulations.**

**The Parish Church will ultimately serve as the physical centerpiece of the campus, and will thus be a taller structure than either the Parish Center or Parish School. In general, the Parish Church will follow a more formal shape while the Parish Center and School will be less formal and more varied in form. It is envisioned that the Parish Church may have a bell tower or steeple element, which would provide a vertical counterpoint to the larger complex. Lastly, roof forms provide one of the most recognizable and memorable images of architecture. As such, it is the intent to keep the respective roof forms of the Parish Center and Parish School to a lower pitch, and the roof of the Parish Church will likely consist of a taller or steeper form.**

**A key Diocese of Arlington design guideline that will shape the appearance of the Corpus Christi campus is that all parish structures are to be developed with permanent materials. As such, masonry – brick, stone or a combination of both – will be the primary material used in the construction of Corpus Christi Parish. Glazed areas are an important part of any parish building and will be used to the advantage of occupants, both allowing as much natural light into the building as well as providing opportunities for vistas of the campus and countryside. The use of clerestory windows is also intended for all three primary structures. The sloped roofs would be appropriately standing seam metal or similar material, which is a material common in rural areas of Loudoun County and Virginia as a whole.**

**It is the intent of the Applicant to carefully coordinate building treatments that share form, color, material and shape between all three structures. As such, projecting flat canopy roofs, sunscreens, and trellis shapes would be used at the entrances to the Parish Center and the Parish School. Offsets of the various massing (overlapping rectangles, etc.) might be enhanced with a change in**

**building materials; e.g. from brick masonry to natural stone, from course cut stone to smooth stone. Use of cast medallions, shaped brick, soldier coursing, or patterned brick might also be used to add interest texture and detail. In the use of these architectural devices, a set pattern of motifs would be repeated in each of the three structures in complementary ways.**

**Corpus Christi's site plan expresses two important ancient ideas. The first is placement of the space for worship on the highest point on the site. This not only allows a place of prominence, but also enables the church to be nearest the higher intensity uses of the surrounding community, as suggested by the Revised General Plan.**

**Secondly, as the final site diagram took shape for the Parish campus, it was determined that inclusion of an ancient symbol, the circle, which references the divine, would be appropriate. As such, the main parking area is set within a large circular ring, with parking inserted using more typical orthogonal geometry. As the overall tray of parking will be tilted upward on the site toward the church, the circular form provides a strong visual symbol upon entry to the Parish campus. Moreover, the parking circle is intended to be a gathering place for Parish members as they approach their place of worship, and also to be a setting for church functions and fellowship.**

**The paving patterns in the forecourt of the church will create a second circle, thus repeating and returning focus to this unifying symbol as churchgoers proceed from car to sanctuary. The prominence of the circular form in the campus design is a deliberate reflection of the symbol's powerful meaning to both the Parish and its pastor, to whom it represents a community gathering and becoming one people.**

6. *"Staff recommends that the application be revised to address the parking design guidelines of the Plan. Staff further recommends that parking surfaces be interspersed with tree plantings and other on-site landscape materials to prevent the creation of large continuous paved surfaces. The applicant should pay special attention to views of parking areas from the adjacent uses and public rights-of-way and consider the use of short berms to block the views of the pavement. Depressed parking areas and/or berms should be considered to reduce the visual impact of parking areas."*

**Response:**

**The proposed parking area is a critical component of the Parish Campus, both in terms of form and function. As noted above, in addition to addressing the practical requirement of satisfying the parking needs of the parish, the circular parking area possesses symbolic importance for the parish community, and**

**further provides a location for outdoor parish activities. The location and layout of the parking area are therefore integral to the overall campus design.**

**The proposed campus layout provides a landscaped parking setback of varying depth that effectively buffers the view from the adjoining public right of way. Where feasible pursuant to sight distance requirements, earthen berms may be installed to further mitigate the visual impacts of the parking area, particularly where the parking setback narrows. Moreover, the parking area itself will be softened visually by incorporating grade changes into its layout and through the provision of raised landscaped islands. Such techniques will ensure that the parking area will not visually dominate the site, regardless of whether the vantage point is an adjoining roadway or property.**

7. *“Large scale institutional uses such as proposed in this application would be better suited on a collector or arterial roadway that could better accommodate the traffic associated with the use. Staff recommends discussions with Office of Transportation Services (OTS) regarding transportation issues and road improvements that could result from development of the proposed uses on the site.”*

**Response:**

**Acknowledged - see response to Comment #1 above. The Applicant will remain actively engaged with both OTS and VDOT regarding all transportation considerations germane to this application.**

8. *“Staff recommends the submittal of a lighting plan that indicates illumination levels for all lighting on site, including hours of operation so that staff can fully evaluate the impact of lighting on adjoining residential homes.”*

**Response:**

**All outdoor lighting will be shielded and downcast to prevent glare onto surrounding properties and roadways per applicable requirements of the Revised 1993 Loudoun County Zoning Ordinance. Note that the potential recreation/athletic field will not be illuminated.**

9. *“Staff requests information pertaining to the size and location of signage.”*

**Response:**

**Two (2) monument signs will be located as shown on the SPEX plat. The dimensions of all proposed signage will conform to the applicable requirements of the Revised 1993 Loudoun County Zoning Ordinance.**

10. *"Staff recommends providing detailed information pertaining to the amount of open space being proposed and how the application is meeting the open space objectives of the Plan."*

**Response:**

**The proposed campus layout results in open space exceeding the 50% minimum requirement of the TR-1 Zoning District. Such open space is located and configured to facilitate the desired visual integration of the Parish campus with the surrounding transitional area. In particular, the open space program includes natural buffer areas comprised of preserved vegetation along the site's north and east boundaries, landscaped setback areas, active recreation space, and formal open areas interspersed among the parish buildings combining green and hardscape elements. This combination of open space components achieves a diverse campus landscape that complements and integrates with the surrounding area, and ensures an appropriate balance between the site's developed and open areas. The attached exhibit identifies and quantifies proposed open space on the Parish campus.**

11. *"The application is consistent with the bicycle and pedestrian policies of the Plan by providing a continuous sidewalk linkage to the adjacent properties and throughout the site. Staff recommends that the applicant provide commitments to appropriate bicycle parking in accordance with the Bike/Ped Plan policies."*

**Response:**

**Bicycle parking will be provided adjacent to the Parish Center and school buildings. The number of such spaces will be determined at the site plan stage of development.**

**Office of Transportation Services (OTS)/Virginia Department of Transportation (VDOT)**

Please refer to the memorandum from Wells + Associates, dated October 26, 2009 and included as Appendix A of the revised Traffic Impact Analysis, outlining responses to OTS and VDOT comments.

**Zoning Administration**

**CONFORMANCE WITH AIRPORT IMPACT OVERLAY REGULATIONS (§4-1400):**

12. *"Note that a disclosure statement must be placed on all subdivision, site plans, and deeds to identify the property within the Ldn 60 Airport Impact Overlay District (AIOD). Also, revise General Note 1 on sheet 1 of the SPEX plat to specify which AIOD the property is within. (§5-1404(B) and 4-1505)."*

**Response:**

**Acknowledged.** Note 1 on Sheet 1 has been revised to specify the location of the site within the LDN 60 AIOD. As the proposed parish campus includes a residential component, an AIOD disclosure statement will be provided as required by the Revised 1993 Loudoun County Zoning Ordinance.

13. *“Residential units, such as the convent and parish house, shall incorporate acoustical treatment in living spaces so as to not exceed an average sound level of 45 db(A) Ldn, and a certification from an acoustical engineer licensed in Virginia shall be submitted at the time of zoning permit issuance. (§4-1404(B)(2)).”*

**Response:**

**Acknowledged.** Any residential component of the parish campus will incorporate acoustical treatment as required by the Revised 1993 Loudoun County Zoning Ordinance.

14. *“Prior to the approval of the boundary line adjustment or prior to the issuance of a zoning permit, the owner of the property shall dedicate an Avigation Easement, indicating the right to fly over the property, to the Metropolitan Washington Airports Authority. (4-1404(B)(3)).”*

**Response:**

**Acknowledged.** Prior to issuance of a zoning permit for any residential component of the parish campus, an Avigation Easement will be recorded as required by the Revised 1993 Loudoun County Zoning Ordinance.

CONFORMANCE WITH ACCESSORY USE REGULATIONS (§5-100):

15. *“Be advised that accessory uses such as a parish house, church offices, and rectory may not be established until after the principal use of a church, convent, or school has been established. (§5-102(G)).”*

**Response:**

**Acknowledged.** It is noted, however, that the first phase of development will consist of a multi-purpose church facility consisting of 335 seats, wherein principal worship and related liturgical activities will occur as well as administrative, fellowship, and other accessory functions. In effect, this first phase will combine the church and all related functions within a single building, which will ultimately transition into the Parish Center upon construction of the 1,200 seat Parish Church building in a later phase of development.



CONFORMANCE WITH SPECIFIC USE REGULATIONS (§5-600):

16. *"The maximum FAR for the convent is limited to .04; provide the maximum permitted based upon the pending BLAD lot size on sheet 1 of the Plat and state the anticipated FAR. (§5-656(B)(1))."*

**Response:**

**Acknowledged. The maximum permitted FAR for the convent has been provided on Sheet 1.**

17. *"Revise the label on the "50' parking setback" on sheet 3 as Section 5-656(B)(2)(a) calls for a "50' yard" from all lot lines for Level 1, small scale, convents".*

**Response:**

**Acknowledged. The subject label on Sheet 3 has been revised.**

18. *"The first 50' of the required yard adjacent to MCPI 246-10-3464 is required to be landscaped and screened with fencing and/or landscaping that provides year round screening and is equivalent to a Type 3 Buffer Yard. Existing vegetation may be used to fulfill the Type 3 buffer. A request to use existing vegetation toward a required buffer is made at site plan with documentation provided to demonstrate the existing vegetation is equivalent to the required buffer. Remove the note on sheet 3 that states that the Type 3 buffer is "to be provided using existing vegetation..." as it implies that the existing vegetation is sufficient buffering, which cannot be determined at this time. Revise the note to indicate that the use of existing vegetation toward the requirement may be sought at the time of site plan. In addition, add subsection (A) to the Zoning Regulations tabulation on sheet 1 under Landscaping Standards for Specific Uses. (§5-653(A))."*

**Response:**

**Acknowledged. Sheets 1 and 3 have been revised accordingly.**

19. *"Remove the requirements for Section 5-653(C) on sheet 1 under the Zoning Regulations tabulation, as it only applies to outdoor storage and storage yards."*

**Response:**

**Acknowledged. The subject requirements have been removed from Sheet 1.**

CONFORMANCE WITH OPTIONAL DEVELOPMENT REGULATIONS (§5-700:

20. *"A minimum of 50% open space shall be maintained for the TR-1UBF sub-districts. State the amount required on 17.9 acres and the amount provided in the Transition District regulation tabulation on sheet 1 and 3, Site Tabulation. (§5-701(C)(2)(d))."*

**Response:**

**Acknowledged. The referenced tabulations have been revised to specify the minimum open space required. Moreover, an Open Space Exhibit has been provided that delineates and quantifies the areas of open space.**

21. *"The Lot Standards found in Section 5-701(C)(3)(a) apply to the site. State the minimum required front, side and rear yard in the tabulation on sheet 1 and 3 in the Site Tabulation."*

**Response:**

**Acknowledged. The subject tabulations have been revised accordingly.**

22. *"Remove Section 5-639 church requirements from sheet 1- Zoning Regulations, sheet 3 - Site Tabulations, and the building and parking setback lines on sheet 3."*

**Response:**

**The subject tabulations have been removed accordingly.**

CONFORMANCE WITH PARKING REGULATIONS (§5-1100):

23. *"A convent is included in the parking calculation for "sleeping rooms". Revise the Parking Tabulation on sheet 3 and state the amount required at the maximum level, or 10 rooms. (§5-1102(B)(1)(e))."*

**Response:**

**The Parking Tabulation has been revised accordingly.**

24. *"On sheet 3, Parking Tabulations, state the total number of parking spaces required for a school with maximum student population of 200, as stated in the SOJ."*

**Response:**

**The Parking Tabulation has been revised to reflect the number of classrooms projected to correspond with the maximum student population stated in the SOJ.**

25. *"In the SOJ, a 1,200 seat church is proposed, which would require a total of 300 parking spaces. The Parking Tabulation on sheet 3 indicates that 494 parking spaces are provided. Add a column to the parking tabulation for all the uses which sets out the number of required parking spaces, then the number to be provided."*

**Response:**

**The Parking Tabulation has been revised accordingly.**

26. *"Revise the note at the end of the Parking Tabulation. In order to reduce the required number of parking spaces, a request must be made to the Zoning Administrator at the time of site plan, demonstrating that Sections 5-1102(F)(1) and (2) are met. A reduction in required parking is not guaranteed and therefore, the note must be revised to indicate that a request will be made at the time of site plan. If the requirements of 5-1102(F)(1)(a) through (c) can not be met, a special exception to reduce the parking may be requested per 5-1102((F)(6) and added to this application."*

**Response:**

**Acknowledged. The subject note has been revised accordingly.**

**OTHER:**

27. *"Be consistent in the use of the term "site" in the General notes. Refer to the total un-subdivided 84.55 acres as the "Property" and the 17.9 acres that is being subdivided as the "Site" throughout the plat."*

**Response:**

**The terminology has been revised accordingly.**

28. *"Add a note that the Property has moderately steep and very steep slopes, but that the Site has none as its boundaries are shown with proposed BLAD 2008-0080."*

**Response:**

**General Note 5 on Sheet 1 has been revised accordingly.**

29. *"In General Note 1, state that the Property contains "major" and "minor" floodplain, move that portion of the note to General Note 7, and state that the 17.9 acre Site does not have either major or minor FOD."*

**Response:**

**General Notes 1 and 7 on Sheet 1 have been revised accordingly.**

30. *"In General Note 3, clarify that the SPEX plat is for the (1) church, and accessory uses, such as a parish, rectory, and offices; (2) school and accessory athletic fields; (3) convent; and (4) use of public paved road access for 600+ VTD."*

**Response:**

**The proposed special exception uses include the following: (1) church, and accessory uses, such as a parish center/hall, rectory, and offices; (2) school for more than 15 pupils, and accessory recreation/athletic fields; and (3) convent. As indicated in Section 5-654 of the Revised 1993 Loudoun County Zoning Ordinance, of the proposed uses, the road access standards for specific uses apply only to the convent use. Indeed, the criteria of Section 5-654 apply solely to those uses subject to additional regulations delineated in Section 5-600, and only when "expressly referenced" in the regulations for the specific uses. Neither the church nor school uses are subject to the additional regulations of Section 5-600, and by extension, are not governed by Section 5-654.**

**As described in the Traffic Impact Analysis (TIA), at project build-out the proposed Corpus Christi Parish will generate 528 VTD on weekdays and 1,836 on Sundays, attributable almost exclusively to the church and school uses. The proposed convent will be a Level 1 – Small Scale Facility occupied by a maximum of ten (10) residents, and will generate traffic consistent with that of a single family detached dwelling (i.e. 10 VTD). The trips generated by the proposed convent therefore fall below the threshold for special exception review defined by Section 5-654. As such, the original special exception request to allow access to a paved public road for 600+ VTD (SPEX 2009-0014) is not required by ordinance, and the Applicant proposes to withdraw the request.**

31. *"Revise the vicinity map to reflect the Properties boundaries as they are today. Currently, the northwestern corner property is not within the 84.55 acre Property boundaries."*

**Response:**

**The Vicinity Map has been revised accordingly.**

32. *"BLAD 2008-0080 is under review and proposes to create a 17.9 acre parcel. State the proposed parcel number (57B-1)."*

**Response:**

**General Note 2 on Sheet 1 has been revised to include the proposed parcel number.**

33. *“On sheet 2, Existing Conditions, show the limits of the moderately and very steep slopes.”*

**Response:**

**The limits of steep slopes are delineated on Sheet 2, *Existing Conditions*. It is noted that steep slopes do not exist on the Corpus Christi site, but are present on the parent Property.**

34. *“On sheet 3, provide the maximum number of students, the maximum number of seats in the church, and the maximum size of the convent. Also label the buildings and provide the maximum proposed square footage of each building in order for staff to evaluate the proposal and the Issues for Consideration found in Section 6-1310.”*

**Response:**

**The proposed buildings have been labeled, and maximum values added to Sheet 3 accordingly (i.e. maximum students, church seats, and convent occupants). The footprint of each proposed building will not extend beyond the envelopes shown on the SPEX plat.**

**The precise floor area of each proposed building is unknown at present, which is due to the unique approach followed by the Diocese of Arlington in the development of new parish facilities. Indeed, responsibility for such development resides exclusively with a given parish and its members, and by necessity involves an incremental design and construction process. The Parish has articulated its development program for the campus in relatively broad terms, but with sufficient detail to commit to the layout depicted on the SPEX plat, to include building envelopes. However, the ultimate size of the buildings will be a product of subsequent design exercises that further refine the development program and, most importantly, the capacity of the Parish to finance implementation of its vision.**

**Environmental Review Team (ERT)**

35. *“With the exception of possibly retaining existing vegetation in a small area in the northeastern corner of the site, the proposed project layout will result in the elimination of all existing tree cover. To help offset this impact, staff recommends that the applicant provide hardwood and evergreen reforestation along the northern and eastern property lines, in addition to the required type 2 buffer yard. Staff recommends utilizing 3-gallon containerized native plant material on an approximate 11-foot by 11-foot spacing. [RGP Forest, Trees and Vegetation Policy 1].”*

**Response:**

**Pursuant to the requirements of the Revised 1993 Loudoun County Zoning Ordinance, a Type 3 Buffer Yard is provided along a limited segment of the eastern property line. Existing vegetation will be preserved within this required buffer yard, which will be supplemented with hardwood plantings. The Applicant will further retain existing vegetation within a natural buffer area of variable width extending along the remainder of the eastern parcel boundary as well as along the entire length of the northern parcel boundary. At a minimum, the width and quantity of supplemental plantings provided within the natural buffer area will satisfy the requirements of a Type 1 Buffer Yard.**

**The existing vegetation on the site is comprised primarily of red cedars. It is noted that the quality of such trees is highest along the outer edges of the vegetated area, with interior vegetation lacking equivalent aesthetic value. As such, the Applicant believes the installation of hardwood plantings will create superior buffer areas over time, both in terms of effectiveness as a means of integrating the site with the surrounding community and overall appearance. To further promote these objectives, the supplemental plantings may be installed in irregular intervals to replicate and complement the natural form of the buffer areas. A schedule of such plantings will be developed in consultation with the County Arborist.**

**The proposed preservation of existing tree cover within the buffer areas coupled with the installation of supplemental plantings will achieve a dense natural screen along the project boundaries, and further mitigate the loss of vegetation elsewhere on site.**

36. *“The stormwater management (SWM)/best management practice (BMP) pond approved with construction plans and profiles CPAP-2008-0106 accounts for 60 percent impervious cover for the northern portion of the subject property. Based on the proposed layout, the impervious cover will likely exceed 60 percent. As such, staff recommends that the project account for additional water quality measures. Incorporating bioretention facilities within parking lot islands or along edges of parking areas provides a low impact development (LID) option, which is encouraged by the RGP. [RGP Surface Water Policies 2 and 5].”*

**Response:**

**Preliminary design efforts for the Parish campus included completion of a rough grading plan, to include analysis of storm water management (SWM) and Best Management Practices (BMP) requirements assuming multiple layout scenarios. This analysis indicated maximum impervious cover of 55% for the area sending run-off to the off-site SWM/BMP facility. Run-off from the remainder of the campus will be adequately accommodated by the SWM/BMP swale provided in**

**the southeast corner of the site. As such, the combination of the off-site pond and on-site swale facilities will satisfy applicable SWM and BMP requirements without provision of additional water quality measures.**

37. *"The RGP supports a built design with this application that helps to sustain the natural environment. Accordingly, the County endorses design measures that conserve energy and water consumption, and improves air quality. RGP policies supporting these design measures include policy one, page 2-20; policy two, page 2-23; and policy one, page 5-41."*

*Several design approaches are available to achieve these goals, including Leadership in Energy and Environmental Design (LEED) as administered by the United States Green Building Council; and Energy Star and Water Sense programs administered by the Environmental Protection Agency. Staff supports incorporation of these design approaches and is available to discuss design options with the applicant.*

**Response:**

**The Applicant intends to explore design approaches that will achieve the most sustainable facility possible.**

**Parks, Recreation and Community Services**

38. *"The Revised General Plan currently states in Chapter 3: Fiscal Planning and Public Facilities, General Public Facilities Policies, #8, page 3-9.*

*The County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities (e.g. community meeting space, shared parking, athletic fields, and integrated design).*

*The previous Fiscal Impact Committee (FIC) re-endorsed the Revised General Plan policy as contained in Chapter 3. Commercial, office and industrial developments based on their zoning are potential areas where facilities such as athletic fields could be co-located. The opportunity for shared parking and access to existing utilities (water, sewer and electricity) could provide additional cost savings.*

*Furthermore, as the Applicant mentioned in their Statement of Justification, the Dulles South Area has experienced, and will continue to experience significant residential development. Additional development from new rezoning and by-right developments will place public recreational facilities in jeopardy from a capacity perspective. These developments place a significant demand on athletic fields which make it difficult to keep pace with respective service demands.*

*Staff notes that Sheet 3 of SPEX Plat depicts an athletic (soccer) field that is approximately the dimensions of a PRCS-standard small soccer field. PRCS requests*

*that the Applicant consider developing the soccer field to PRCS small field standards (228' x 138'), and consider opportunities to partner with PRCS to permit youth soccer league practice and/or play on the field. Several County sports leagues have agreements with religious organization recreational facilities, such as the Leesburg Christian School soccer field at Believers Baptist Church."*

**Response:**

**The Applicant intends to initially reserve use of the proposed athletic field for general Parish activities.**

39. *"Please revise Sheet 3 of the SPEX Plat to label the three (3) proposed structures on the site."*

**Response:**

**The three primary structures have been labeled accordingly.**

**Loudoun Water**

40. *"Show preliminary/conceptual water and sanitary sewer to serve buildings."*

**Response:**

**The preliminary/conceptual water and sanitary sewer lines have been added to Sheet 3 and labeled accordingly.**

41. *"Extend Loudoun Water water main and sanitary sewer easements to adjacent properties."*

**Response:**

**The locations of water and sewer lines have been established to the north, south and west of the Parish site. Approved plans for Marrwood subdivision (SBPL 2007-0013) include the location of water and sewer mains within the right-of-way of Marrwood Drive. Said right-of-way extends to the east boundary and will thus enable continuation of the mains to the adjoining property. As such, water and sewer access for adjacent properties has been accommodated.**

**Fire, Rescue and Emergency Management**

42. *"The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the applications as presented. However, staff respectfully requests that the applicant demonstrates adequate access and circulation of emergency vehicles throughout the site to include the special events access road."*



**Response:**

**The proposed site layout and circulation pattern will allow unobstructed emergency vehicle access to the front and rear of all proposed buildings. Moreover, an access point dedicated exclusively for emergency vehicle use is proposed on Future Marrwood Drive near the site's north boundary line, which is in addition to the two primary campus entrances. Internally, a "special event vehicle access" will be integrated with the courtyard to allow direct access to the main church building for vehicles associated with weddings, funerals, and similar events. This route will be reinforced to support vehicle traffic and will thus provide enhanced building access for emergency personnel. As such, adequate access and circulation is provided for emergency vehicles throughout the Parish Campus.**

43. *"In addition, staff requests that the applicant would consider increasing the length of the emergency access road to provide better access to the rear of the third building."*

**Response:**

**The Applicant will coordinate with the Fire Marshall at the site plan stage of development to finalize the location of the emergency access road to ensure appropriate access to the rear of all proposed buildings. A note to this effect has been added to the SPEX plat.**

**Environmental Health**

44. *"All the proposed lots and structures are properly served by public water and public sewer."*

**Response:**

**All components of the proposed use will be served by public water and sewer, which will be extended to the site via LCSA Project Number 2007-0067.**

**Department of General Services**

45. *"The existing ponds must be evaluated by a Professional Engineer and meet current standards for stormwater management."*

**Response:**

**The Applicant has worked closely with the owners of the existing off-site ponds to ensure adequate capacity will be provided to accommodate the run-off from**

**the Parish campus. Design revisions to the existing pond are currently under review by the County (CPAP-2008-0106).**

**Department of Conservation and Recreation**

46. *"Biotics documents the presence of natural heritage resources in the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources."*

**Response:**

**Acknowledged.**

47. *"Our files do not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity."*

**Response:**

**Acknowledged.**

48. *"The current activity will not affect any documented state-listed plants or insects."*

**Response:**

**Acknowledged.**

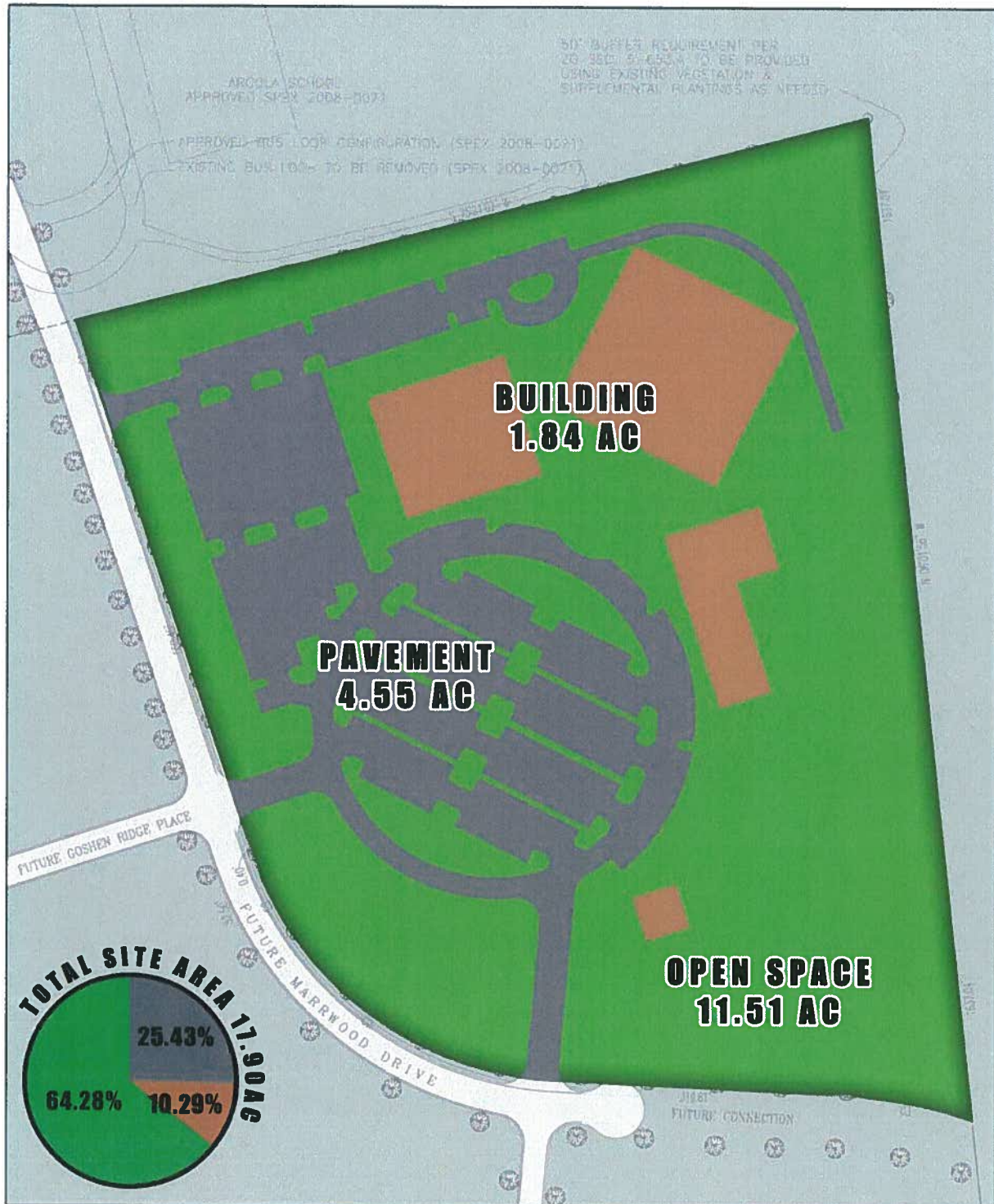
If you have any further questions please contact me at the office.

Sincerely,  
BOWMAN CONSULTING GROUP



Jaime E. (Packie) Crown  
Principal / Senior Planner

# SPECIAL EXCEPTION REQUEST 2009-0008, 0012, & 0013



OPEN SPACE EXHIBIT

CORPUS CHRISTI

CATHOLIC DIOCESE OF ARLINGTON